

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
S/S Elm Hollow Court, 274 ft.
(+/-) S of c/l Birch Hollow Rd.
7 Elm Hollow Court
3rd Election District
3rd Councilmanic District
Elliot Y. Merenbloom, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-67-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Elliot Y. Merenbloom and Ilene S. Merenbloom, his wife, for that property known as 7 Elm Hollow Court in the Stevenson at Anton Farms subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 8-1/2 ft., in lieu of the required 15 ft., for an accessory structure (attached garage). The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDERED FOR FILING
Date 9/21/95
By [Signature]

MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

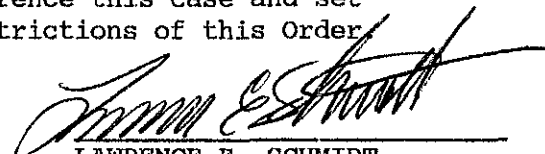
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of September, 1995 that the Petition for a Residential Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 8-1/2 ft., in lieu of the required 15 ft., for an accessory structure (attached garage), in a D.R.2 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

L.E.S:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 19, 1995

Mr. and Mrs. Elliot Y. Merenbloom
7 Elm Hollow Court
Baltimore, Maryland 21208

RE: Petition for Administrative Zoning Variance
Case No. 96-67-A
Property: 7 Elm Hollow Court

Dear Mr. and Mrs. Merenbloom:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

96-67-A

to the Zoning Commissioner of Baltimore County

for the property located at 7 Elm Hollow Court

which is presently zoned DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section BO2.3.B (205.3 1963 Regs).

To allow a side yard setback of $8\frac{1}{2}$ ft. (for a proposed attached garage) in lieu of the required 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

A portion of the outer wall of the proposed garage will be closer to the existing property line than present restrictions allow.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Elliot Y. Merenbloom

(Type or Print Name)

Signature

Ilene S. Merenbloom

(Type or Print Name)

Signature

7 Elm Hollow Court 410-486-6822

Address Phone No.

Baltimore, MD 21208-1845

City State Zipcode

Name, Address and phone number of representative to be contacted

Norman Benney

Name

7 Rises Court Hunt Valley, MD 21030

Address Phone No. 410-561-1515

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 8-18-95

ESTIMATED POSTING DATE: 8/27



Printed with Soybean Ink
on Recycled Paper

ITEM #: 79

MICROFILMED

Affidavit in support of 96-67-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7 Elm Hollow Court

address

Baltimore, MD 21208-1845

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Because of an increase in crime in our neighborhood, we wish to construct a garage and storage area for our vehicles and lawn equipment. Adjacent homes have garages and/or carports.

Thus, our request is not unusual and the garage and storage area would reduce the likelihood of theft and vandalism. Only a portion of the side will not be in compliance with current code.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Elliot Y. Merenbloom
(signature)
Elliot Y. Merenbloom
(type or print name)



Gene S. Merenbloom
(signature)
Gene S. Merenbloom
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Elliot Y. Merenbloom Gene S. Merenbloom

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-5-95
date

NOTARY PUBLIC

My Commission Expires:

BRUCE E. GOODWIN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 1, 1996

MICROFILMED

~~ZONING DESCRIPTION~~

~~79~~

96-67-A

ZONING DESCRIPTION FOR

7 ELM HOLLOW COURT
(address)

BEGINNING AT A POINT ON THE SOUTH SIDE OF ELM HOLLOW COURT
WHICH IS 274'± SOUTH OF CENTER LINE BIRCH HOLLOW RD.
50 FT. WIDE.

BEING LOT #13 SECTION ONE BLOCK A

SUBDIVISION OF "STEVENSON AT ANTON FARMS".

RECORDED IN BALTIMORE CO. PLAT BOOK #R.R.G. 30 FOLIO #7

CONTAINS 0.483 OF AN ACRE

ALSO KNOWN AS #7 ELM HOLLOW COURT

AND LOCATED IN THE 3RD. ELECTION DISTRICT

APPROVED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-67-A

District 3rd Date of Posting 9/3/95
Posted for: Variance
Petitioner: Eliot + Irene Merenbloom
Location of property: 7 Elm Hollow Ct, S/E
Location of Sign: Facing roadway on property being zoned
Remarks: _____
Posted by M. Kelly Date of return: 9/8/95
Signature
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

NO.

004868

DATE 8-18-95 ACCOUNT R-001-6150

96-67-A AMOUNT \$ 85.00

RECEIVED
FROM:

MR. Norman Benney
Residential zoning VAR. (ADMIN.)

FOR:

OWNER: Merenbloom, site: 3 Elm Hollow
#010 - Res. Variance filing fee - \$50.00
#080 - Sign & Post - \$35.00
0200200257MICMRC
BA 1011:07AM08-18-95
Total - \$85.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-67-A (Item 79)
7 Elm Hollow Court
S/S Elm Hollow Court, 274' +/- S of c/l Birch Hollow Road
3rd Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 3, 1995. The closing date (September 18, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Elliott and Ilene Merenbloom

RECEIVED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1995

Mr. and Mrs. Elliot Y. Merenbloom
7 Elm Hollow Court
Baltimore, MD 21208-1845

RE: Item No.: 79
Case No.: 96-67-A
Petitioner: E. Y. Merenbloom et ux

Dear Mr. and Mrs. Merenbloom

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 18, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Sub Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Items 065, 066, 067, 068, 074, 075, 076
077 and 079

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

52-30000-10-11-95

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91¹³

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Carol Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66,67,68,69,70,71,73, //
74,75,77,79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

SEP 5 1995

ZADM





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-30-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 079 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

D.R. 1

91-507-A

D.R. 2

JANELLEN

TOPPING

DORIAN

FIELDING

STEVENSON

BIRCH

HOLLOW RD.

ROAD

DORIAN

RD.

ELM HOLLOW

RD.

RD.

OAK HOLLOW

FARMS

D.R. 2

89-551-A

ORCHARD

GARRISON

1"=200'

NW 10-E

#851

#79

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

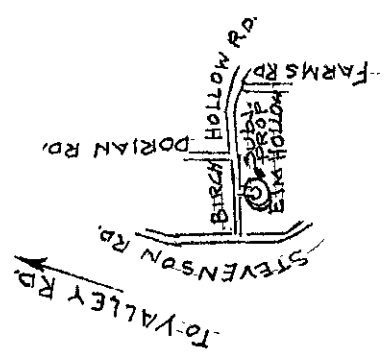
PROPERTY ADDRESS: NO. 7 ELM HOLLOW COURT

Subdivision name: STEVENSON AT ANTON FARMS **Block 4**

plat book # 82 folio # 7, lot # 13, section # ONE DEED 4525-448

OWNER: ELLIOT Y. ILENE S. MERENBLOOM

96-67-A



Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: 3 RD

Councilmanic District: 3 rd

1"=200' scale map #: NW10-E

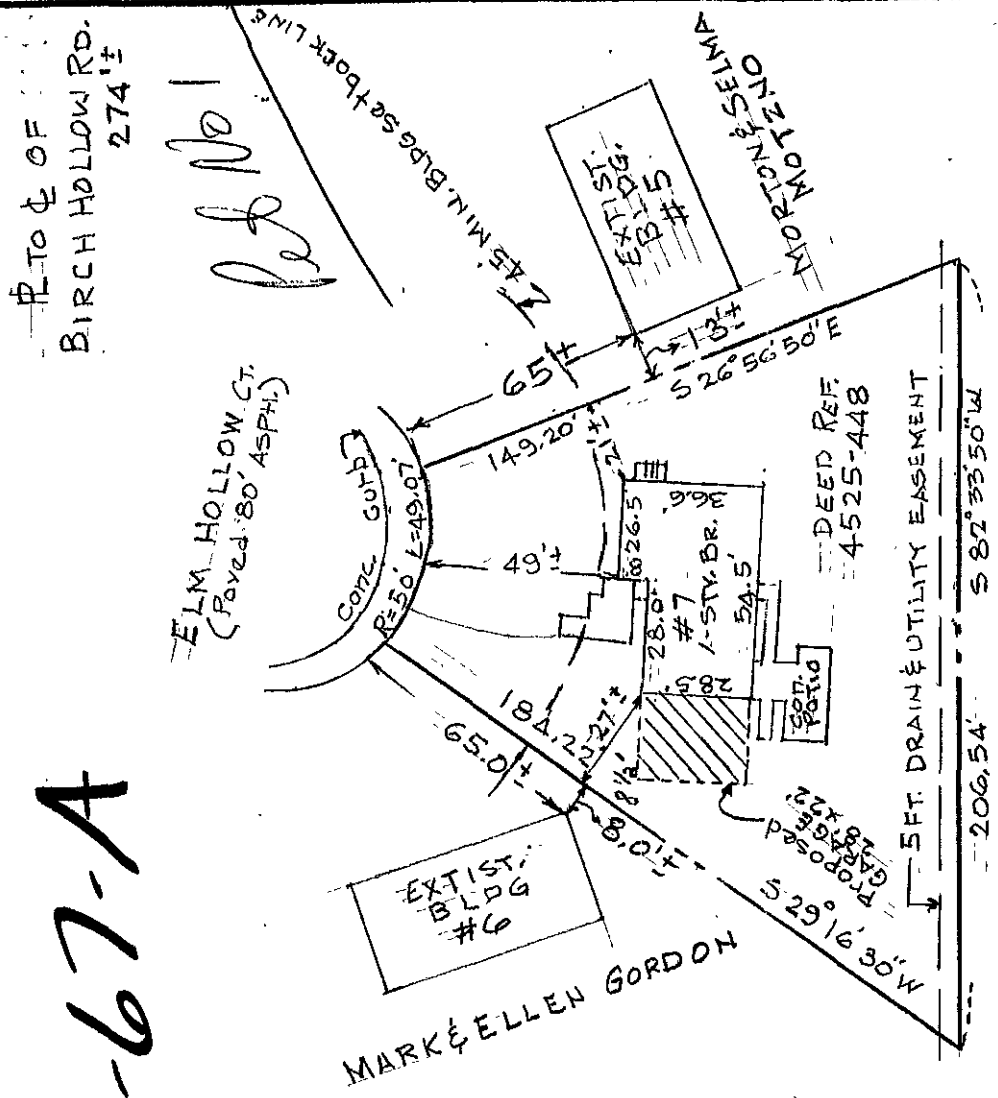
Zoning: DR 2

Lot size: 0.483 acreage 21039 square feet

public ☒ private ☐
SEWER: ☒ WATER: ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 79 CASE #:



North

date: 8-14-95

prepared by: NORMAN BENNEY

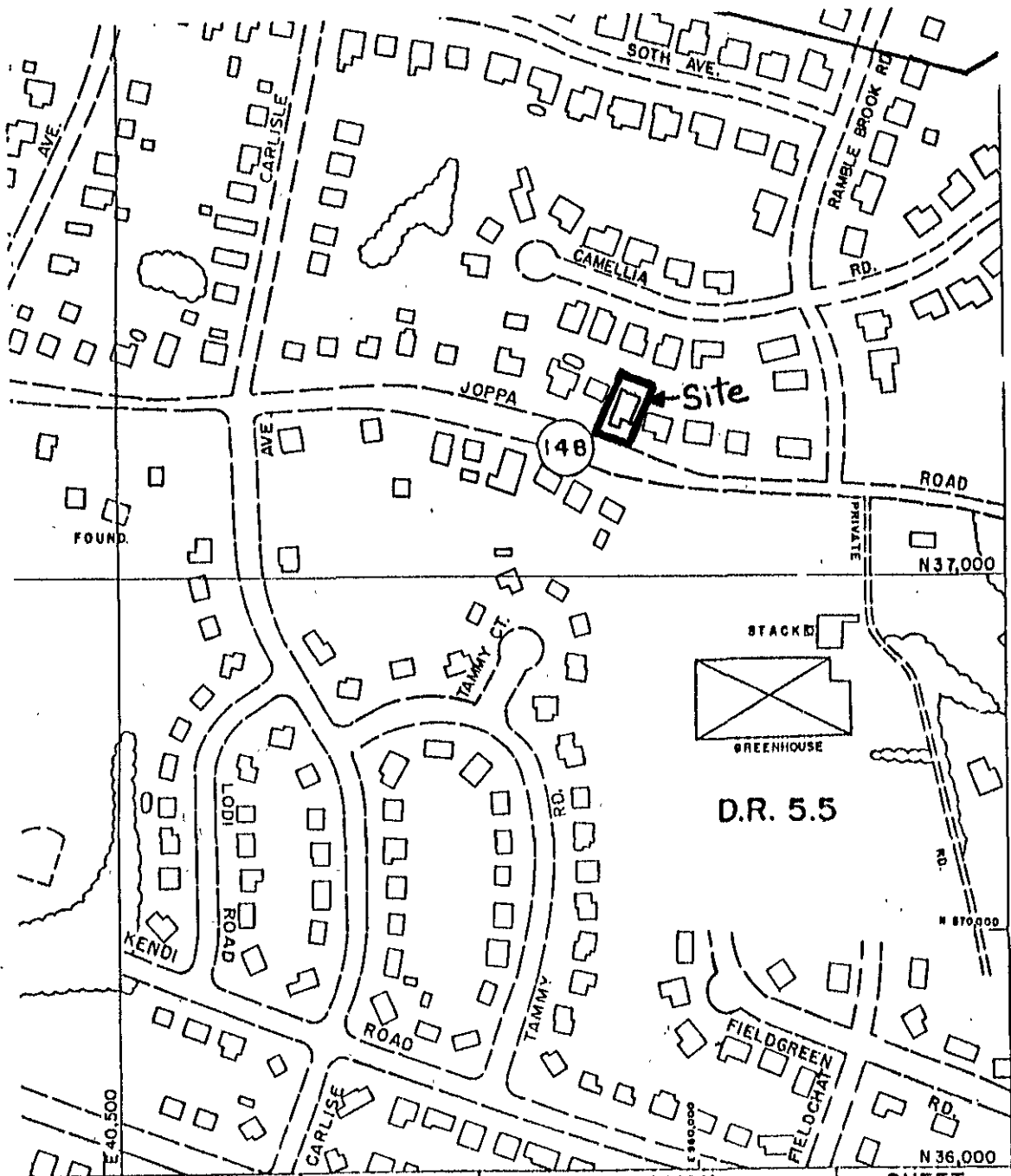
Scale of Drawing: 1"= 50'

MICROFILMED

EXAMPLE 4 - Zoning Map

- 1 copy

BK folio 30 7
 55
 03-03-025170
 LOT 13
 BLK A
 Sect 8



7-30-64

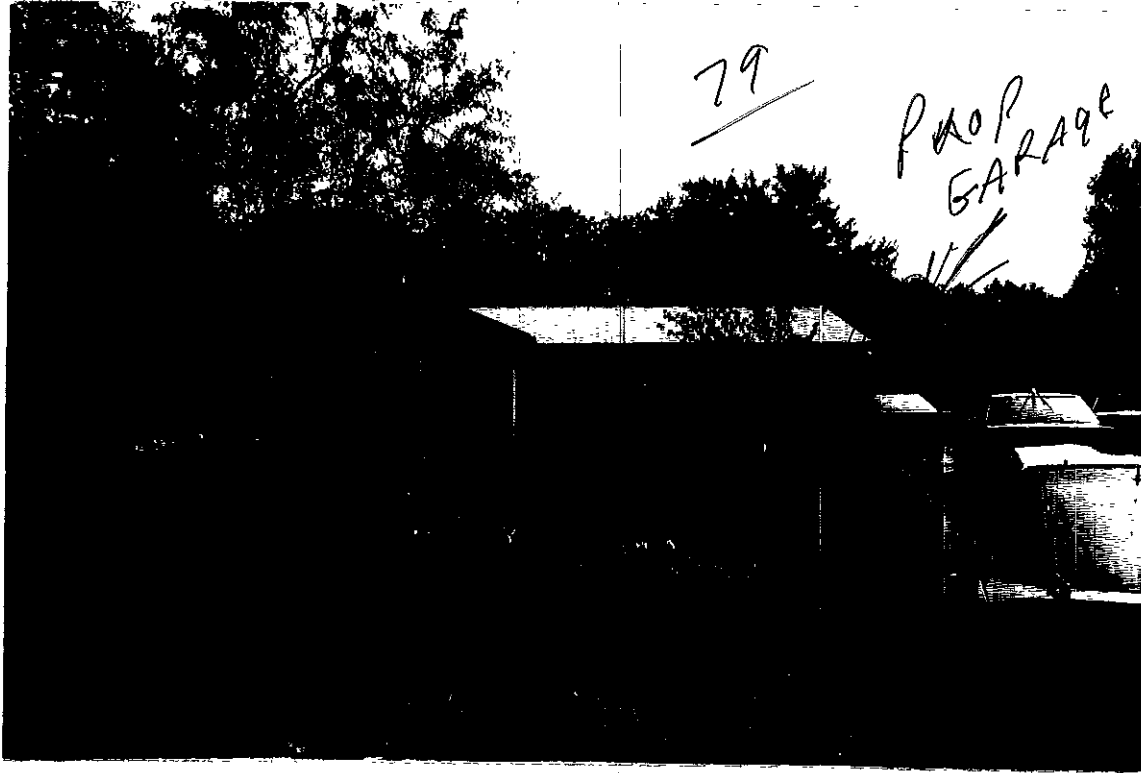
15/15
DR. R

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		10-G

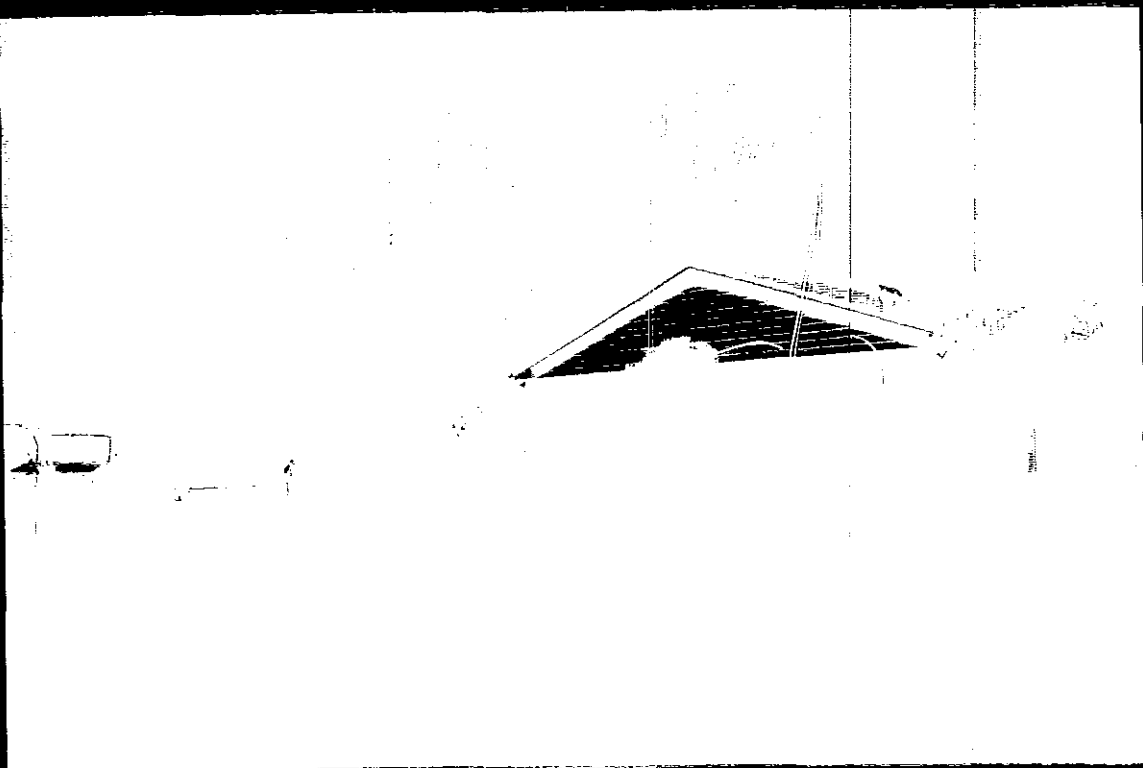
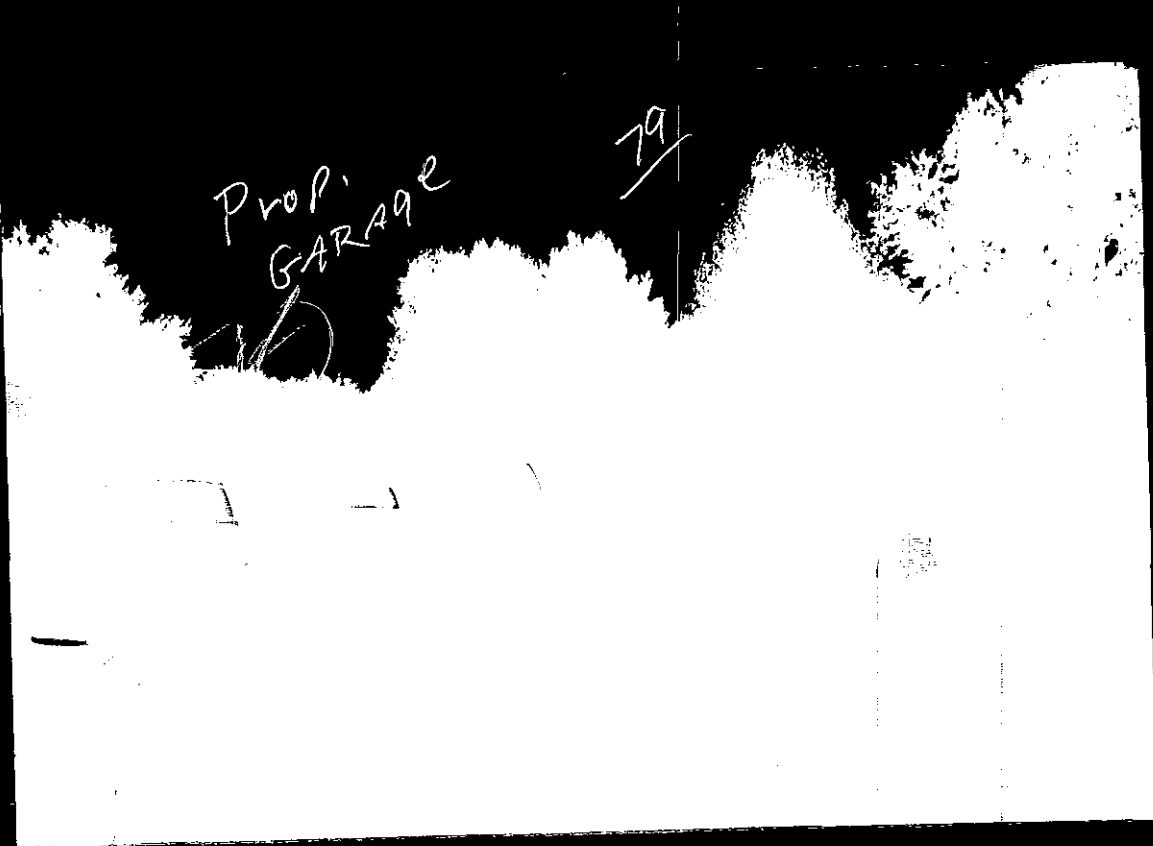
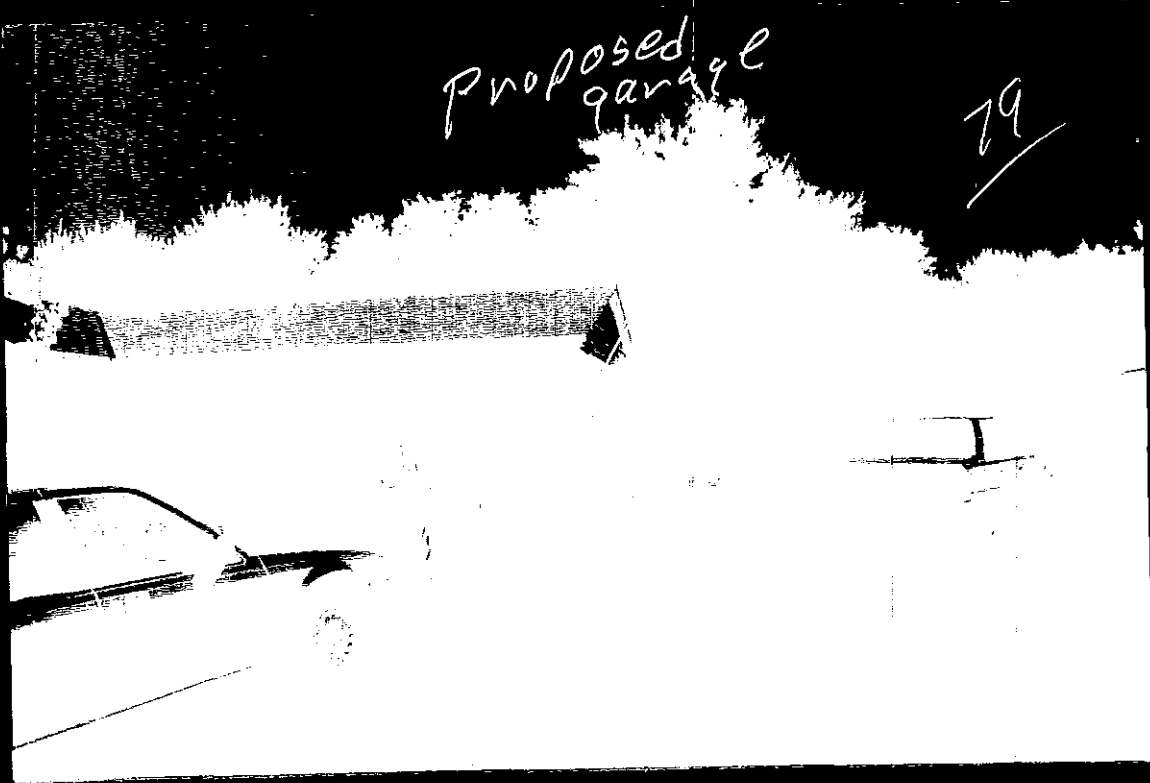
96-67-A

79

PROP
GARAGE



APR 13 1968



MICROFILMED



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	W. Stevenson St.	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	STEVENSON	10-E

#19 96-67-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	W. Stevenson St.	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	STEVENSON	10-E

#19
96-67-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
S/S Elm Hollow Court, 274 ft.
(1/4) S of c/l Birch Hollow Rd.
7 Elm Hollow Court
3rd Election District
3rd Councilmanic District
Elliot Y. Merenbloom, et ux
Petitioners

* REFERR THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-67-A
* Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Elliot Y. Merenbloom and Ilene S. Merenbloom, his wife, for that property known as 7 Elm Hollow Court in the Stevenson at Anton Farms subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 8-1/2 ft., in lieu of the required 15 ft., for an accessory structure (attached garage). The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of September, 1995 that the Petition for a Residential Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 8-1/2 ft., in lieu of the required 15 ft., for an accessory structure (attached garage), in a D.R.2 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
409 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 19, 1995

Mr. and Mrs. Elliot Y. Merenbloom
7 Elm Hollow Court
Baltimore, Maryland 21208

RE: Petition for Administrative Zoning Variance
Case No. 96-67-A
Property: 7 Elm Hollow Court

Dear Mr. and Mrs. Merenbloom:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7 Elm Hollow Court
which is presently zoned DR-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B (205.3 1963 Regs)
To allow a side yard setback of 8 ft. (for a proposed attached garage) in lieu of the required 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons, (indicate hardship or other grounds):
A portion of the outer wall of the proposed garage will be closer to the existing property line than present restrictions allow.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase Lessee
Type of Petition
Signature
Address
City
State
Zip
Attorney for Petitioner
Type of Petition
Signature
Address
City
State
Zip
Name, Address and phone number of representative to be contacted
Name
Address
City
State
Zip

Elliot Y. Merenbloom
Ilene S. Merenbloom
7 Elm Hollow Court
Baltimore, MD 21208-1845
Norman Benney
7 Rises Court Hunt Valley, MD 21030

A Public Hearing having been requested and/or held to be required, it is ordered, by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, to be held on the 19th day of September, 1995, at 7:00 PM, in the Board Room of the Zoning Department, 409 Washington Avenue, Baltimore, Maryland.

REVIEWED BY: [Signature] DATE: 9-15-95
ESTIMATED POSTING DATE: 9/27
ITEM #: 79

Affidavit in support of 96-67-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) presently reside at 7 Elm Hollow Court
Baltimore, MD 21208-1845

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please describe or attach affidavits)

Because of an increase in crime in our neighborhood, we wish to construct a garage and storage area for our vehicles and lawn equipment. Adjacent homes have garages and/or carports. Thus, our request is not unusual and the garage and storage area would reduce the likelihood of theft and vandalism. Only a portion of the side will not be in compliance with current code.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

[Signature of Elliot Y. Merenbloom]
[Signature of Ilene S. Merenbloom]
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Elliot Y. Merenbloom Ilene S. Merenbloom

the Affiant(s) herein, personally known or satisfactorily identified to me, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 1, 1996

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 7 ELM HOLLOW COURT
(address)

BEGINNING AT A POINT ON THE SOUTH SIDE OF ELM HOLLOW COURT WHICH IS 274'± SOUTH OF CENTER LINE BIRCH HOLLOW RD 50FT. WIDE.
BEING LOT #13 SECTION ONE, 326K±
SUBDIVISION OF "STEVENSON AT ANTON FARMS"
RECORDED IN BALTIMORE CO. PLAT BOOK #RRG.30 FOLD #7
CONTAINS 0.483 OF AN ACRE
ALSO KNOWN AS #7 ELM HOLLOW COURT
AND LOCATED IN THE 3RD ELECTION DISTRICT

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd
Posted for: Variance
Petitioner: Elliot Y. Merenbloom
Location of property: 7 Elm Hollow Court, 3rd
Location of Sign: 7 Elm Hollow Court, 3rd
Remarks:
Posted by: [Signature]
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 8-18-95 ACCOUNT: R-001-6150

96-67-A AMOUNT: \$ 85.00

RECEIVED BY: MR. Norman Benney

RESIDENTIAL ZONING VAR. (ADMIN.)

from: Elliot Y. Merenbloom, et ux 7 Elm Hollow

#010 - Res. Variance, 8-18-95

#280 - Sign & Postage 8-18-95

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-67-A (11m 75)
7 Elm Hollow Court
5/5 Elm Hollow Court, 274'± S of c/l Birch Hollow Road
3rd Election District - 3rd Councilmanic

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a reference regarding the administrative process.

1) Your property will be posted on or before September 3, 1995. The closing date (September 18, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature of Arnold Jablon]

Arnold Jablon
Director

cc: Elliot and Ilene Merenbloom



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 13, 1995

Mr. and Mrs. Elliot Y. Merenbloom
7 Elm Hollow Court
Baltimore, MD 21208-1845

RE: Item No.: 79
Case No.: 96-67-A
Petitioner: E. Y. Merenbloom et ux

Dear Mr. and Mrs. Merenbloom

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 18, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 7, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 5, 1995
Items 065, 066, 067, 068, 074, 075, 076
077 and 079

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 1, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 65, 66, 67, 68, 70, 75, 76, 79, 82, 85, 86, 88, 90, and 91³

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol V. Vano*

PK/JL

ITEM62/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-1500

DATE: 08/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 28, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 66, 67, 68, 69, 70, 71, 73, 74, 75, 77, 79 & 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED
SEP 5 1995

ZADM



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-30-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 079 (JSS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

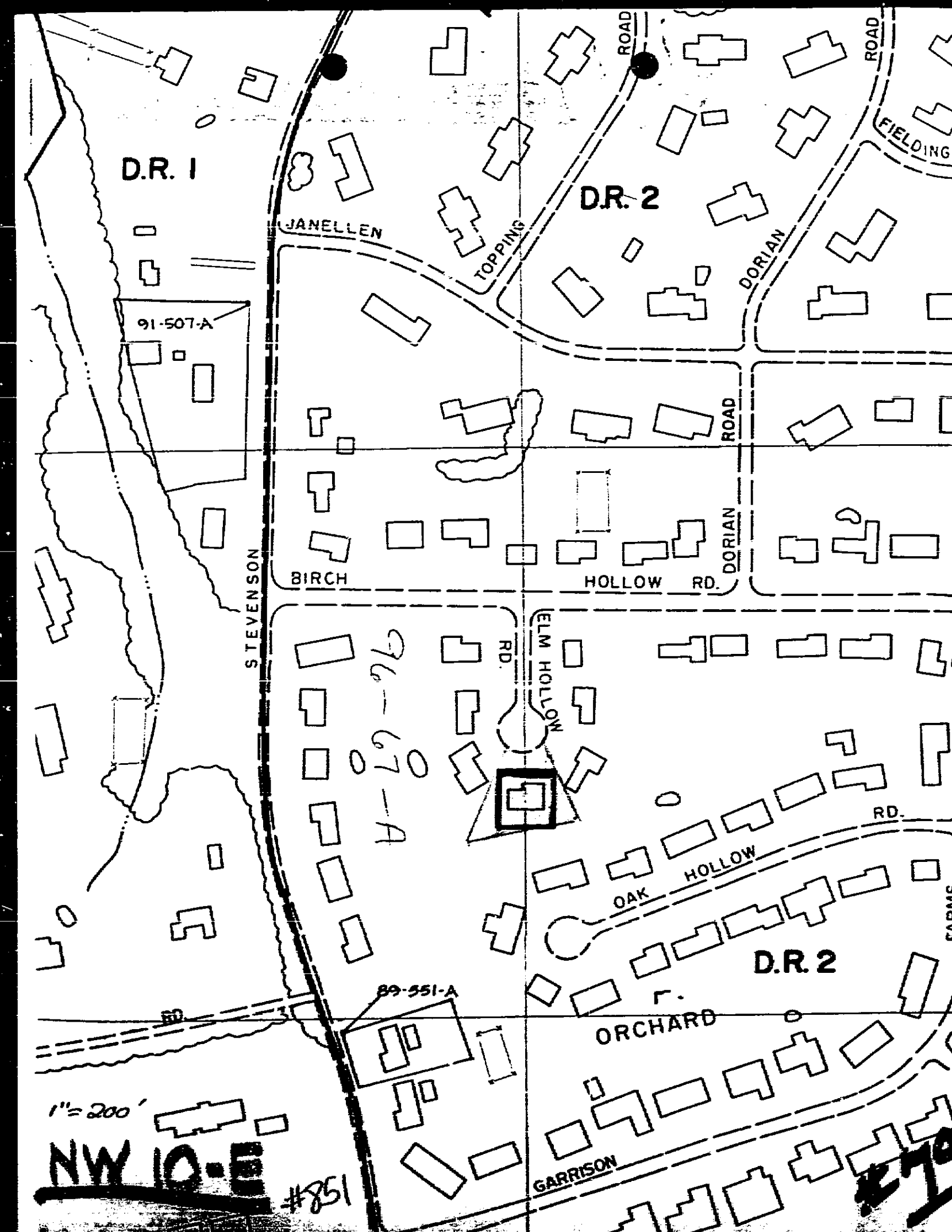
Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: NO. 7 ELM HOLLOW COURT
Subdivision name: STEVENSON AT ANTON FARMS BLOCK 4
PLAT BOOK 30, Folio 7, Lot 13, Section ONE, DEED PER 4525-448
OWNER: ELLIOT Y. & ELSA S. MERENBLOOM

96-67-A

ELM HOLLOW CT (FOOT 85' 100' 100')

MARKET LANE BOON

DEED PER 4525-448

5 FT. DRAINAGE UTILITY EASEMENT

200.54' 82' 33' 50" 113.00'

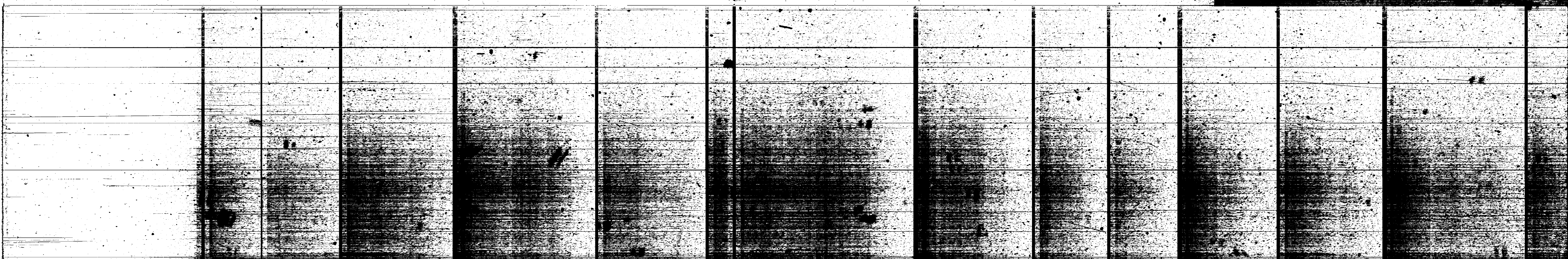
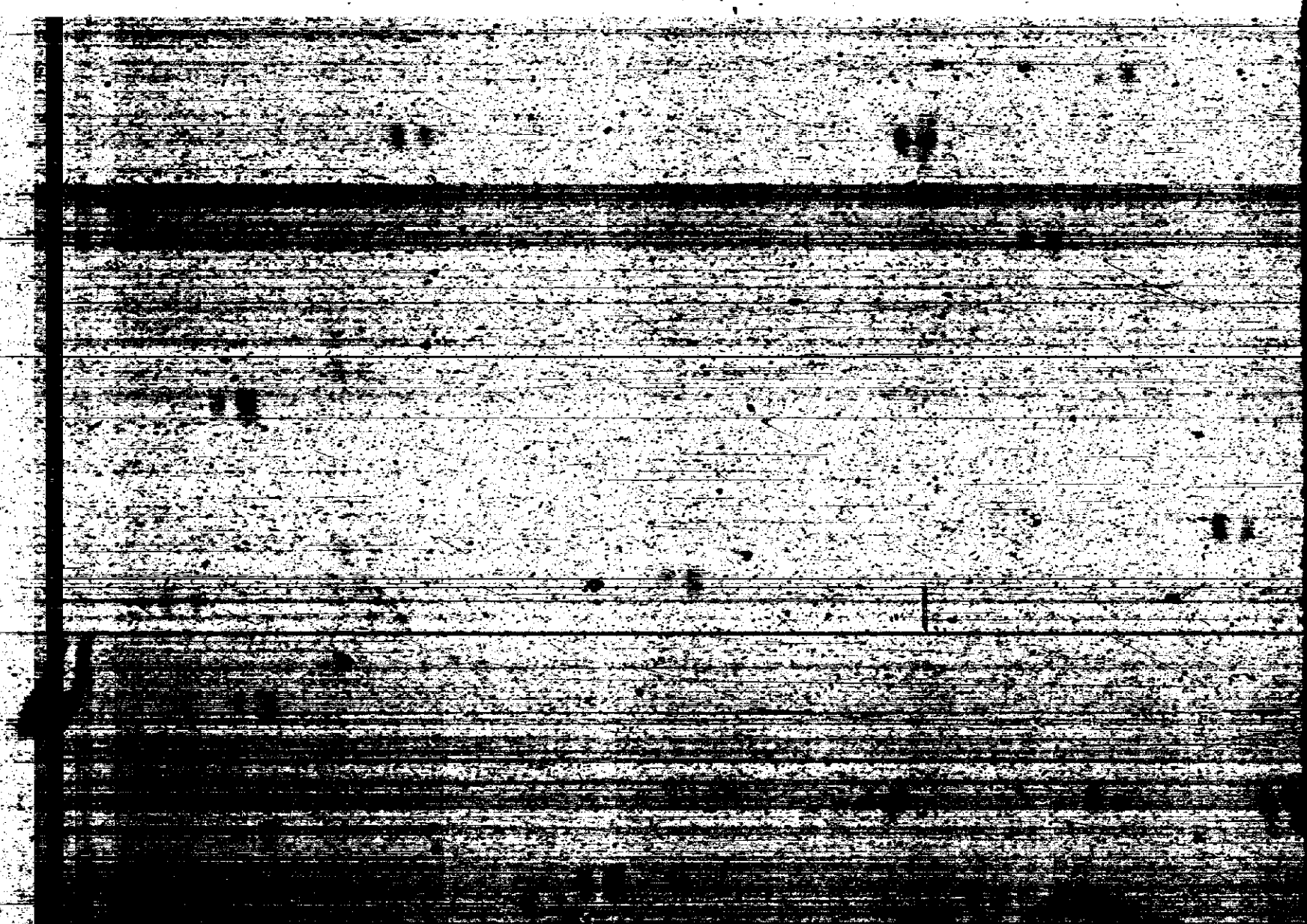
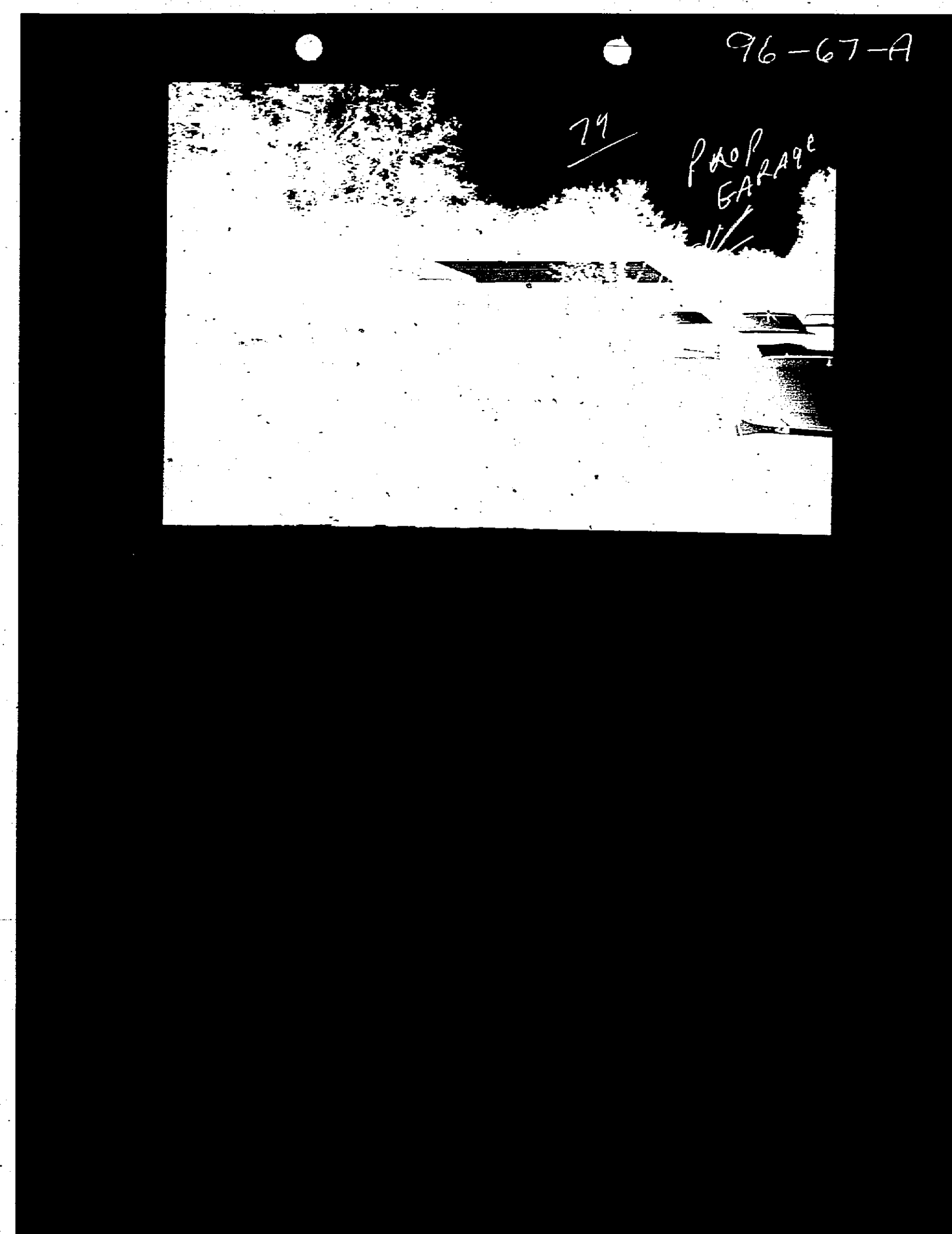
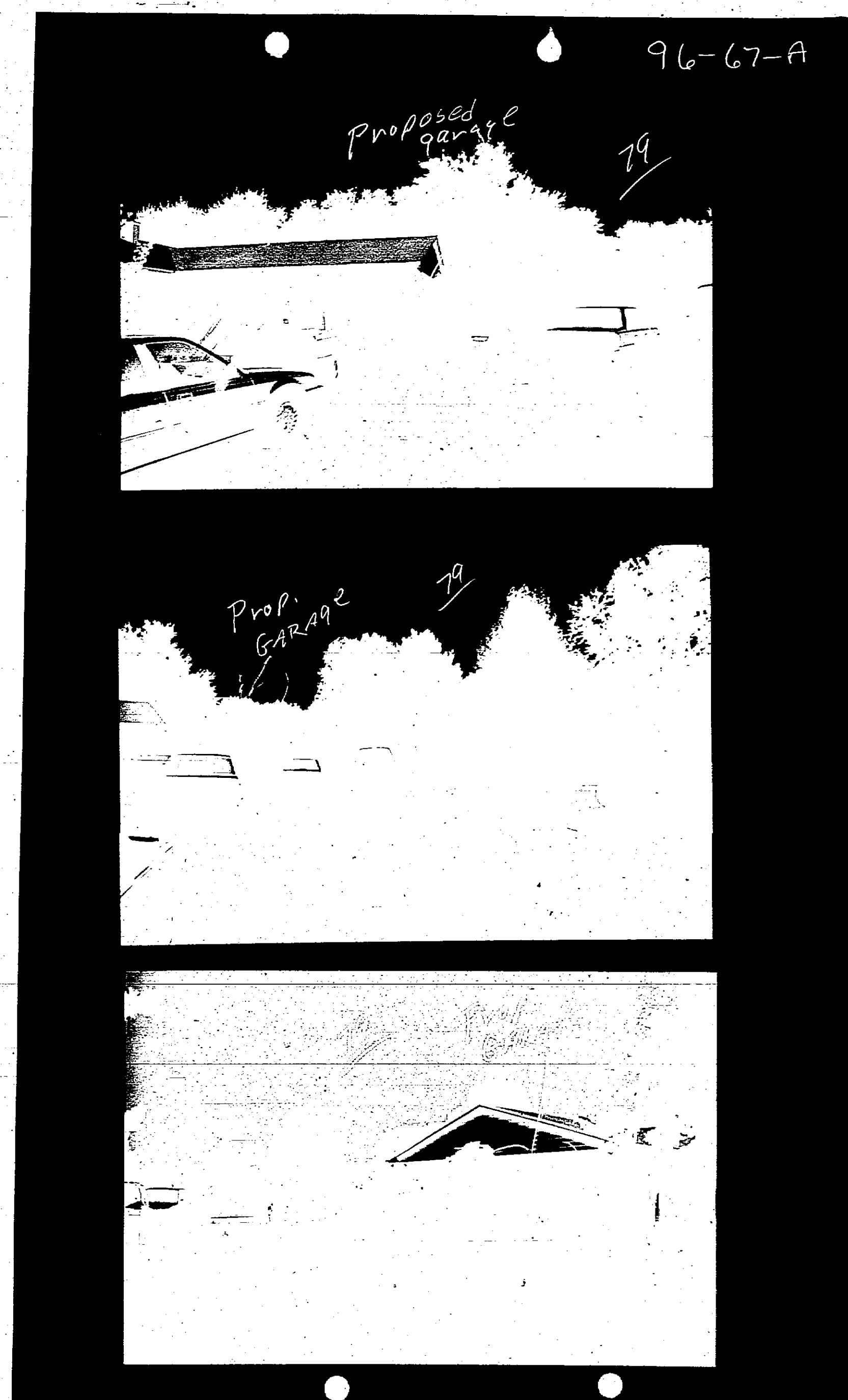
Scale of Drawing: 1" = 50'

North
date: 8-10-95
prepared by: JERMAN BANNER

LOCATION INFORMATION
Election District: 3 RD
Councilmanic District: 3 RD
1" = 200' scale map: NW 10-E
Zoning: DR-2
Lot size: 2,482 square feet
acreage 2.1039

SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: None

Zoning Office USE ONLY!
reviewed by: _____ ITEM #: 79 CASE#:





96-67-A
#79

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W. 10-E
DATE OF PHOTOGRAPHY JANUARY 1986		

NOT REPRODUCED